| | Case 2:10-cv-01181-PSG-PLA Document | 1 Filed 02/17/10 Page 1 of 26 |
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| , | | FUED |
| 1 2 | DAVID R. HOLMQUIST, General Couns JAY F. GOLIDA, Associate General Cour LOS ANGELES UNIFIED SCHOOL DIS | el (SBN 179872) nsel (SBN 183691) |
| 3 4 5 6 | FERNANDO VILLA (SBN 118386) (fvilla@pircher.com) JEFFREY N. BROWN (SBN 105520) (jbrown@pircher.com) KAYCEE B. VELARDE (SBN 252332) (kvelarde@pircher.com) PIRCHER, NICHOLS & MEEKS 1925 Century Park East, Suite 1700 Los Angeles, California 90067 Telephone: 310.201.8900 Facsimile: 310.201.8922 Attorneys for Plaintiff LOS ANGELES UNIFIED SCHOOL DISTRICT | CLERK U.S. E-STRICT COURT CENTRAL DIST, OF CALIF. LOS ANGELES BY: |
| 10 | | DICTRICT COLUDE |
| 11 | | DISTRICT COURT |
| 12 | FOR THE CENTRAL DIS | STRICT OF CALIFORNIA |
| 13 | | F . Ou 1 0 01 1 01 006/24 |
| 14 | LOS ANGELES UNIFIED SCHOOL DISTRICT, | Case No CV 10 - 01181-PBG(PU) |
| 15 | Plaintiff, | COMPLAINT FOR: |
| 16 | vs. | (1) RESPONSE COSTS UNDER CERCLA; |
| 17 | | (2) DECLARATORY RELIEF UNDER CERCLA; |
| 18 | | (3) CONTRIBUTION/INDEMNITY UNDER CALIFORNIA |
| 19 | | HAZARDOUS SUBSTANCES ACCOUNT ACT ("HSAA"); |
| 20 | | (4) DECLARATORY RELIEF UNDER CALIFORNIA HSAA; |
| . 21 | Defendants. | (5) CONTRIBUTION AND ATTORNEYS' FEES UNDER |
| 22 | | CALIFORNIA LAND REUSE AND REVITALIZATION ACT; |
| 23 | | (6) CONTINUING PRIVATE NUISANCE; |
| 24 | | (7) CONTINUING PUBLIC NUISANCE; |
| 25 | | (8) CONTINUING TRESPASS; (9) NEGLIGENCE; |
| 26 | 5 | (10) EQUITABLE INDEMNITY; (11) DECLARATORY JUDGMENT; |
| 27 | | and (12) INJUNCTIVE RELIEF |
| 28 | B | |
| 7336102.8 | | |

COMPLAINT

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Plaintiff, the Los Angeles Unified School District ("LAUSD") alleges as follows:

INTRODUCTION

- LAUSD intends to construct an elementary school on three noncontiguous areas of property within the City of Los Angeles to help relieve overcrowding at Alexandria, Frank del Olmo, Caheunga and Charles H. Kim elementary schools, as well as the White House Place Primary Center. The three noncontiguous areas that will comprise the school are described as the "Northern Area", the "Central Area" and the "Southern Area". This lawsuit concerns the Northern Area and the Central Area (collectively, the "School Site"). LAUSD owns in fee simple the Central Area and portions of the Northern Area, and LAUSD has been issued orders of possession pursuant to its actions for eminent domain with respect to the parcels comprising the remainder of the Northern Area.
- The School Site is surrounded by contaminated properties currently or 2. formerly owned and/or operated by certain named Defendants that have been used for, and/or continue to be used for, manufacturing, gasoline service and other industrial operations. Because the School Site is situated down-gradient and downstream from such properties, the School Site has become contaminated by such surrounding properties via migration of hazardous substances and other contaminants. In addition, because the School Site has previously been used for, and continues to be used for, manufacturing and other industrial operations by certain named Defendants, the School Site has been subject to additional contamination. As a result of the contamination caused by the Defendants, and as required by state law and the California Department of Toxic Substances Control ("DTSC"), LAUSD must remediate the School Site. LAUSD's investigations at the School Site, under the supervision of DTSC, have disclosed contamination in the soil and groundwater at levels that exceed, and in many instances, substantially exceed, applicable regulatory limits. LAUSD files this action to recover the response costs, including past, current and future investigation, testing, cleanup and monitoring costs, incurred by LAUSD with respect to the School Site, and

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to enjoin certain Defendants from allowing the migration of hazardous substances and other contaminants from their respective properties to the School Site.

- The total cost of investigating, testing, remediating and monitoring the 3. contamination at the School Site will exceed several million dollars.
- LAUSD is entitled to recover the environmental response costs it has 4. already incurred and will continue to incur in cleaning up the School Site, to a judicial declaration that Defendants are and will remain liable for such costs as LAUSD will incur in the future, to injunctive relief to prevent certain Defendants from continuing to contaminate the School Site, and to an award of its attorneys' fees and costs and regulatory oversight costs incurred in responding to the hazardous substances at the School Site, including, but not limited to, those fees and costs incurred in prosecuting this action.

JURISDICTION AND VENUE

- This Court has original jurisdiction over this action pursuant to § 113(b) of 5. the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. § 9613(b), and as a federal question pursuant to 28 U.S.C. § 1331. This Court has jurisdiction over LAUSD's state law claims as pendant, ancillary and supplemental to LAUSD's federal law claims pursuant to 28 U.S.C. § 1367(a).
- Venue is proper pursuant to § 107(a) of CERCLA, 42 U.S.C. § 9613(b) in 6. that the release of hazardous substances and the damage caused thereby occurred in this District, the School Site and the properties at issue owned and/or operated by all Defendants lie within this District, and Defendants are either located or engaged in substantial activities in this District.

PARTIES

Plaintiff LAUSD is a school district organized and existing under and 7. pursuant to the laws of the State of California.

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- LAUSD is informed and believes and based thereon alleges that Defendant 8. BP America Inc. ("BP") is a corporation existing under the laws of the State of Delaware and is doing business in the State of California, County of Los Angeles. LAUSD is informed and believes and based thereon alleges that BP is the corporate successor to Atlantic Richfield ("ARCO") by merger, and ARCO was, at all relevant times, a corporation existing under the laws of the State of Delaware that was doing business in the State of California, County of Los Angeles.
- LAUSD is informed and believes and based thereon alleges that Defendant Hankey Investment Company, LP ("Hankey") is, and was at all relevant times, a limited partnership existing under the laws of the State of California, doing business in the State of California, County of Los Angeles.
- LAUSD is informed and believes and based thereon alleges that Defendant 10. Midway Motors ("Midway") is, and was at all relevant times, a corporation existing under the laws of the State of California, doing business in the State of California, County of Los Angeles.
- LAUSD is ignorant of the true names and capacities of the other 11. Defendants sued herein as DOES 1 through 10, and, therefore, complains against these Defendants by such fictitious names. LAUSD is informed and believes and based thereon alleges that each of the fictitiously-named Defendants is responsible in some manner for the acts, omissions or occurrences herein alleged. LAUSD will amend this complaint to show the true names and capacities of those Defendants when they have been ascertained. LAUSD is informed and believes and based thereon alleges that each of the DOE Defendants was the agent, employee, assignee, predecessor in interest and/or successor in interest of each of the remaining DOE Defendants and in doing the things alleged herein was acting within the course and scope of such agency, employment, assignment, or interest.
- LAUSD is informed and believes and based thereon alleges that each of 12. the Defendants was the agent of each of the remaining Defendants and, in doing the

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acts of which LAUSD complains, was acting within the scope of that agency and with the permission, consent, approval and ratification of the other Defendants.

GENERAL ALLEGATIONS

- LAUSD is informed and believes and based thereon alleges that Hankey is 13. the current owner of a facility that lies to the north of the School Site (the "ARCO Site"). LAUSD is informed and believes and based thereon alleges that Midway currently operates an automotive dealership on the ARCO Site. LAUSD is informed and believes and based thereon alleges that a variety of hazardous substances and other contaminants have been released on and from the ARCO Site, which hazardous substances and other contaminants have migrated to the School Site.
- LAUSD is informed and believes and based thereon alleges that BP's 14. predecessor, ARCO, formerly operated a gasoline service station on the ARCO Site. LAUSD is informed and believes and based thereon alleges that during ARCO's operation of the ARCO Site a variety of hazardous substances and other contaminants were released on and from the ARCO Site, which hazardous substances and other contaminants have migrated to the School Site.
- LAUSD is informed and believes and based thereon alleges that Hankey is 15. the current owner of an additional facility that lies to the north of the School Site (the "Adjacent Midway Site"). LAUSD is informed and believes and based thereon alleges that Midway currently operates an automotive repair shop on the Adjacent Midway Site. LAUSD is informed and believes and based thereon alleges that a variety of hazardous substances and other contaminants have been released on and from the Adjacent Midway Site, which hazardous substances and other contaminants have migrated to the School Site.
- LAUSD is informed and believes and based thereon alleges that Hankey is 16. the current owner of a facility comprising the southern portion of the School Site (the "Midway Site"), for which LAUSD has been issued an order of possession in a pending eminent domain proceeding. LAUSD is informed and believes and based thereon

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- formerly operated an automotive repair shop on the Midway Site. LAUSD is informed and believes and based thereon alleges that during Midway's operation of the Midway Site a variety of hazardous substances and other contaminants were released on and from the Midway Site, which hazardous substances and other contaminants have migrated to other portions of the School Site.
- LAUSD has not caused a release of any hazardous substances or other 18. contaminants on the School Site.
- DTSC is the lead environmental regulatory agency responsible for 19. overseeing the investigation, testing, remediation and monitoring of the School Site. DTSC has directed LAUSD to perform a Preliminary Environmental Assessment and Supplemental Site Investigation of the School Site. DTSC has also directed LAUSD to prepare a Remedial Action Workplan for the School Site. At all relevant times herein, 16 LAUSD has complied with DTSC's direction and has undertaken each of these response actions at a substantial cost.

FIRST CLAIM FOR RELIEF

Response Costs Pursuant to CERCLA

(Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 19 20. inclusive, and incorporates them by reference as though fully set forth herein.
- Defendants constitute "persons" as that term is defined in § 101(21) of 21. CERCLA, 42 U.S.C. § 9601(21).
- The School Site, and each Defendant's respective facility, are "facilities" 22. as that term is defined in § 101(9) of CERCLA, 42 U.S.C. § 9601(9).

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- As further described above, Defendants, and each of them, are "owners" 23. and/or "operators" of facilities during the "release" of hazardous substances, as those terms are defined in § 101(20)(A) of CERCLA, 42 U.S.C. § 9601(20)(A) and § 101(22)(A) of CERCLA, 42 U.S.C. § 9601(22)(A).
- The hazardous substances released by Defendants, and each of them, as 24. described above, are "hazardous substances" as defined in § 101(14) of CERCLA, 42 U.S.C. § 9601(14).
- In connection with the releases described in Paragraphs 13 through 17 25. hereof, LAUSD has incurred and will continue to incur necessary costs of response consistent with the National Hazardous Substances Pollution Contingency Plan, 40 C.F.R. 300.400, et seq. ("NCP"), including, but not limited to investigating the scope and nature of the contamination, testing, remediating and monitoring soil and groundwater.
- As a direct result of the release and disposal of the hazardous substances as 26. alleged above, LAUSD has suffered damages to date in excess of several million dollars, and will continue to incur necessary response costs in the future. The amount of these necessary costs is not precisely ascertainable at this time and LAUSD makes claim according to proof at trial.
- Defendants, and each of them, are strictly liable, jointly and severally, 27. under § 107(a) of CERCLA, 42 U.S.C. § 9607(a), either because they owned and/or operated facilities at the time when a release of hazardous substances occurred, or because they currently own and/or operate facilities at which a release of hazardous substances has occurred.
- LAUSD is therefore entitled to recover from Defendants, and each of 28. them, past, present and future response costs, including attorneys' fees, interest and court costs pursuant to CERCLA, including but not limited to, 42 U.S.C. § 9607(a).

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SECOND CLAIM FOR RELIEF

Declaratory Relief Pursuant to CERCLA

(Against All Defendants)

- 29. LAUSD refers to the allegations contained in paragraphs 1 through 28 inclusive, and incorporates them by reference as though fully set forth herein.
- 30. An actual controversy exists between LAUSD on the one hand and the Defendants on the other hand regarding their respective rights and obligations concerning necessary response costs under § 107(a) of CERCLA, 42 U.S.C. 9607(a).
- 31. LAUSD asserts that Defendants, as the current or past owners and/or operators of their respective facilities at the time of the disposal and release of hazardous substances, and at all relevant times thereafter, are solely responsible for all necessary response costs under § 107(a) of CERCLA, 42 U.S.C. 9607(a). LAUSD is informed and believes and based thereon alleges that Defendants, and each of them, disagree with LAUSD's assertion.
- 32. LAUSD desires a judicial determination that Defendants are strictly, jointly and severally liable to LAUSD for necessary costs consistent with the NCP.
- 33. Such a declaration is necessary and appropriate at this time in order to ensure that an immediate and proper clean-up occurs, thereby avoiding any additional contamination of the School Site or other surrounding properties.

THIRD CLAIM FOR RELIEF

Contribution and/or Indemnity Pursuant to the

California Hazardous Substance Account Act

(Against All Defendants)

- 34. LAUSD refers to the allegations contained in paragraphs 1 through 28 inclusive, and incorporates them by reference as though fully set forth herein.
- 35. The chemicals and substances alleged herein that contaminated the School Site are "hazardous substances" under § 25316 of the California Health and Safety Code.

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- The hazardous substances released into the environment constituted a 36. "release" within the meaning of § 25320 of the California Health and Safety Code.
- Each Defendant is a "person" as described in § 25319 of the California Health and Safety Code.
- Defendants, and each of them, are liable persons as described by 38. California Health and Safety Code § 25323.5 and are therefore liable in contribution and/or indemnity for LAUSD's response costs pursuant to California Health and Safety Code § 25363(e).
- As a proximate result of each Defendant's releases and discharges of 39. hazardous substances into the environment, including into the soil and groundwater, LAUSD has had to incur, and will continue to incur, necessary response costs, consistent with Subpart E of the NCP.
- Notice of commencement of this action is being given to the Director of 40. DTSC pursuant to § 25363(e) of the California Health and Safety Code.
- Defendants, and each of them, are strictly liable to LAUSD for 41. contribution and/or indemnity under California Health and Safety Code §§ 25363 and 25323.5 for all amounts that LAUSD has incurred and may in the future incur as the result of the releases or threatened releases of hazardous substances at the School Site.

FOURTH CLAIM FOR RELIEF

Declaratory Relief Pursuant to the California Hazardous

Substance Account Act

(Against Hankey and Midway)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 and 42. 35 through 41 inclusive, and incorporates them by reference as though fully set forth herein.
- An actual controversy exists between LAUSD on the one hand and 43. Hankey and Midway on the other hand (both with respect to the Adjacent Midway Site)

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regarding their respective rights and obligations concerning necessary response costs under Health and Safety Code Section 25363(e).

- LAUSD asserts that Hankey and Midway, as the respective owner and operator of the Adjacent Midway Site at the time of the disposal and release of hazardous substances, and at all relevant times thereafter, are solely responsible for all necessary response costs incurred in connection with the investigation, testing, removal, other remediation or monitoring of the hazardous substances on the School Site that migrate from the Adjacent Midway Site.
- LAUSD desires a judicial determination that Hankey and Midway are 45. strictly liable to LAUSD for all such necessary response costs.
- Such a declaration is necessary and appropriate at this time, as due to the 46. continuing nature of Hankey and Midway's release, LAUSD anticipates that it will likely incur future response costs and will likely be required to undertake future response actions necessitated by Hankey and Midway's release at the Adjacent Midway Site for which Hankey and Midway should be strictly, jointly and severally liable.

FIFTH CLAIM FOR RELIEF

Contribution and Attorneys' Fees Pursuant to the California Land Reuse and Revitalization Act (Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 47. inclusive, and incorporates them by reference as though fully set forth herein.
- The California Land Reuse and Revitalization Act, California Health and 48. Safety Code §§ 25395.60 et seq. ("CLRRA") allows a bona fide purchaser ("BFP") to seek contribution from a responsible party for a discharge or release of hazardous substances for which the BFP incurs DTSC or other agency oversight costs for reviewing a response plan or overseeing the implementation of a response plan.

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| 4 | 19. | A BFP may also recover attorneys' fees and experts' fees in connection |
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| with a c | claim | for contribution for, or recovery of, response costs, pursuant to California |
| Health : | and S | Safety Code § 25395.84(a). |

- LAUSD is a BFP and has incurred, among other costs, DTSC oversight 50. costs for reviewing and overseeing the implementation of LAUSD's response plan.
- The Defendants, and each of them, are responsible for the discharge and 51. release of the hazardous substances for which LAUSD has incurred DTSC, and potentially other agency, oversight costs.
- LAUSD is therefore entitled to recover from Defendants, and each of 52. them, past, present and future oversight costs, attorneys' fees, experts' fees, costs incurred in connection with this action, interest and court costs pursuant to California Health and Safety Code §§ 25395.84(a) and 25395.85.

SIXTH CLAIM FOR RELIEF

Continuing Private Nuisance

(Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 53. inclusive, and incorporates them by reference as though fully set forth herein.
- LAUSD is informed and believes and based thereon alleges that at all 54. material times, the Defendants, and each of them, allowed and permitted hazardous substances and other contaminants on their respective facilities to migrate into the soil and groundwater adjacent to and underlying the School Site.
- The release by each Defendant of hazardous substances and other 55. contaminants has interfered with LAUSD's use and enjoyment of the School Site in that LAUSD cannot begin construction of the proposed elementary school on the contaminated areas of the School Site until this contamination is remediated to a safe level, and in that LAUSD can only open and operate the proposed elementary school at the School Site for so long as LAUSD takes such measures as DTSC requires and

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approves to prevent the Defendants' releases from creating an unacceptable risk of harm to the school's students, faculty and staff and to the environment.

- LAUSD is informed and believes and based thereon alleges that the continuous migration of hazardous substances and other contaminants from the Defendants' respective facilities to the School Site constitutes a nuisance within the meaning of California Civil Code §§ 3479 and 3481 because it is injurious to LAUSD's interests in the School Site and interferes with LAUSD's quiet use and enjoyment of the School Site.
- LAUSD is informed and believes and based thereon alleges that the 57. contamination and harm caused by the nuisance can be reasonably abated.
- As a direct and proximate result of the continuing nuisance maintained by 58. the Defendants, and each of them, LAUSD has incurred costs and suffered damages in investigating, testing and remediating the environmental conditions at the School Site, and will continue to incur costs and suffer damages until the environmental conditions at each Defendant's respective facility have been fully remediated, and the migration of hazardous substances and other contaminants from each Defendant's respective facility has ceased. LAUSD is therefore entitled to an award of damages according to proof at trial and an order requiring the Defendants, and each of them, to abate their respective nuisances in accordance with all applicable laws, regulations and orders.

SEVENTH CLAIM FOR RELIEF

Continuing Public Nuisance

(Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 and 59. 54 through 58 inclusive, and incorporates them by reference as though fully set forth herein.
- Groundwater within the State of California, including the groundwater 60. underlying the School Site, and the groundwater underlying each Defendant's

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respective facility, is "waters of the State" pursuant to California Water Code § 13050(e).

- The California Legislature has declared, as stated in California Water 61. Code § 13000, that "the people of the State have a primary interest in the conservation, control and utilization of water resources of the State, and that the quality of all waters of the State shall be protected for use and enjoyment by the people of the State."
- LAUSD is informed and believes and based thereon alleges that at all material times, the Defendants, and each of them, allowed and permitted hazardous substances and other contaminants to migrate from their respective facilities and into the soil and groundwater on, adjacent to and underlying the School Site and other adjacent properties, and into the waters of the State of California. These hazardous substances and other contaminants continue to migrate onto the School Site and adjacent properties, and into the groundwater.
- The hazardous substances and contaminants released, respectively, by the 63. Defendants are carcinogens, reproductive toxins and/or are otherwise highly toxic to plant and animal life, and their release into the soil and groundwater constitutes a public nuisance within the meaning of California Civil Code §§ 3479 and 3480. hazardous substances and contaminants have migrated, and are continuing to migrate, into the waters of the State and the environment and are damaging the public natural Further, the hazardous substances and resources of the State of California. contaminants that have migrated onto the School Site expose students, teachers, school administrators, and the community at large to a risk of injury, and harm the public by necessitating the use of taxpayers' funds for the investigation, testing and environmental remediation of the School Site.
- While this public nuisance affects a considerable number of persons, it has 64. caused special injury to LAUSD because the hazardous substances and contaminants which the Defendants allowed to be released have migrated, and continue to migrate, primarily to the soil and groundwater on and underlying the School Site. Additionally,

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the contamination has interfered with LAUSD's free use of the School Site in that LAUSD cannot begin construction of, and cannot open and operate, the proposed elementary school on the contaminated areas of the School Site until this contamination is remediated to a safe level, and LAUSD may only operate the proposed elementary school for so long as LAUSD takes such measures as DTSC requires and approves to prevent the Defendants' releases from creating an unacceptable risk of harm to the school's students, faculty and staff and to the environment.

- LAUSD is informed and believes and based thereon alleges that the contamination caused by the nuisance can be abated at a reasonable cost.
- As a direct and proximate result of the continuing nuisance maintained by 66. the Defendants, and each of them, LAUSD has incurred costs and suffered damages in investigating, testing and remediating the environmental conditions at the School Site, and will continue to incur such costs and suffer damages until the environmental conditions of each Defendant's respective facility has been fully remediated, and the migration of hazardous substances and other contaminants from each Defendant's respective facility has ceased. LAUSD is therefore entitled to an award of damages according to proof at trial and an order requiring the Defendants, and each of them, to abate their respective nuisances in accordance with all applicable laws, regulations and orders.

EIGHTH CLAIM FOR RELIEF

Continuing Trespass

(Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 67. inclusive, and incorporates them by reference as though fully set forth herein.
- LAUSD is informed and believes and based thereon alleges that the acts 68. and/or omissions of the Defendants, and each of them, have caused hazardous substances and other contaminants to be deposited at the School Site, without

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LAUSD's knowledge or consent, in a manner that has caused great harm and damage to the School Site.

- LAUSD is informed and believes and based thereon alleges that at no 69. relevant time did the Defendants, or any of them, have any legal right, authority or consent to dispose, or allow or cause the disposal, of hazardous substances or contaminants at the School Site.
- LAUSD owns portions of the School Site and has been issued orders of possession for the remainder of the School Site pursuant to its eminent domain actions. The presence of these hazardous substances and other contaminants at the School Site has interfered with LAUSD's ownership and possessory interests in the School Site, as LAUSD cannot construct, operate or maintain the proposed elementary school at the School Site while this contamination remains in excess of regulatory standards and poses an unacceptable risk of harm to students, faculty and staff, and to the Additionally, the presence of hazardous substances and other environment. contaminants at the School Site will continue to interfere with LAUSD's ownership and possessory interests in the School Site, as LAUSD will need to continue to investigate, test and remediate the School Site for the presence of hazardous substances or contaminants that migrate from the Defendants' respective facilities to the School Site.
- LAUSD is informed and believes and based thereon alleges that the 71. Defendants, at all material times, have been the current and/or former owners and/or operators of their respective facilities that are either known, or suspected, to be the source of the soil and groundwater contamination at the School Site.
- LAUSD is informed and believes and based thereon alleges that the 72. Defendants, by reason of their current and/or former ownership and/or operation of their respective facilities, have negligently, recklessly, and/or intentionally caused or permitted the release of hazardous substances and other contaminants into the soil and groundwater during their respective ownership and/or operation of their respective facilities.

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LAUSD is informed and believes and based thereon alleges that the 73. contamination caused by the trespass can be reasonably abated.

As a direct and proximate result of the past and continuing trespass by the 74. Defendants, and each of them, LAUSD has incurred costs and suffered damages in remediating the School Site, and will continue to incur costs and suffer damages until the environmental conditions at each Defendant's respective facility have been fully restored.

NINTH CLAIM FOR RELIEF

Negligence

(Against the Hankey and Midway)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 75. inclusive, and incorporates them by reference as though fully set forth herein.
- Hankey and Midway, in their ownership and/or operation of their 76. respective facilities, owed LAUSD a duty to prevent the hazardous substances and other contaminants situated on their respective facilities from migrating onto and contaminating the School Site in a manner which has caused LAUSD to sustain damages and losses.
- Each of Hankey and Midway breached, and continue to breach, their duty 77. of care to LAUSD by negligently owning, maintaining, controlling, managing and operating their respective facilities so as to cause the hazardous substances and contamination situated on their respective facilities to spill onto and contaminate the School Site. These hazardous substances and other contaminants continue to spill onto and contaminate the School Site.
- Each of Hankey and Midway, by failing to exercise reasonable care in 78. their ownership or operation of their respective facilities to control the release of hazardous substances and other contaminants which continue to spill onto and contaminate the School Site, or to abate said hazardous substances and dangerous conditions, have violated and continue to violate numerous state and federal statutes,

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rules and regulations, as detailed in this Complaint. At a minimum, each of Hankey and Midway have failed to comply with the provisions of the California Health and Safety Code, CERCLA, the HSAA and other federal and state environmental statutes.

- The purpose of the aforementioned statutes is to set a standard of care or 79. conduct to protect LAUSD, students, faculty, school staff and others in their classes and their property and the environment from the type of improper activities engaged in by Hankey and Midway. Therefore, the improper activities and violations of Hankey and Midway constitute negligence per se.
- Each of Hankey and Midway, by failing to exercise reasonable care in the 80. conduct of the ownership and operation of their respective facilities, proximately caused and will continue to cause LAUSD the necessity to investigate, indentify, remove and remediate the hazardous substances and other contaminants at the School Site, and to incur response costs in undertaking each of these activities.
- LAUSD has been damaged by the necessity to incur significant response costs and respond to the negligence of Hankey and Midway, in an amount as yet unknown for which LAUSD makes claim according to proof at trial.
- The damages and losses sustained by LAUSD were caused by the 82. negligence of Hankey and Midway, without any fault of LAUSD contributing thereto. Therefore, LAUSD is entitled to recover from Hankey and Midway the full amount of its damages.

TENTH CLAIM FOR RELIEF

Common Law Equitable Indemnity (Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 28 83. inclusive, and incorporates them by reference as though fully set forth herein.
- At DTSC's direction and as compelled by DTSC and the California 84. Education Code, LAUSD conducted remedial activities and incurred response costs for which Defendants are primarily liable.

- 86. Any liability or potential liability of LAUSD due to the presence of hazardous substances and other contaminants at the School Site is the sole and proximate result of the improper handling, use, storage, disposal and release by Defendants of hazardous substances and other contaminants at their respective facilities which gave rise to a duty on the part of the Defendants to investigate and remove or remedy the hazardous conditions created by their conduct.
- 87. Defendants have failed and continue to fail to recognize their equitable obligation to assume responsibility for the investigation, removal and/or remediation of the hazardous substances and other contaminants which have contaminated the School Site.
- 88. As LAUSD has incurred costs as a consequence of the Defendants' improper handling, use, storage, disposal and release of hazardous substances and other contaminants, LAUSD is entitled to be indemnified by Defendants for all of LAUSD's past, present and future costs for the investigation, testing, removal and remediation of the hazardous substances and other contaminants at the School Site, including attorneys' fees, incurred in response to LAUSD's duty and obligations arising under state and federal law.

ELEVENTH CLAIM FOR RELIEF

For Declaratory Judgment (Against All Defendants)

89. LAUSD refers to the allegations contained in paragraphs 1 through 88 inclusive, and incorporates them by reference as though fully set forth herein.

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LAUSD is informed and believes and based thereon alleges that an actual 90. controversy has arisen and now exists between LAUSD and Defendants, and each of them, in that LAUSD contends, and Defendants deny, that responsibility for the hazardous substances and other contaminants caused or permitted to come onto the School Site rests solely and entirely upon Defendants.

- LAUSD has incurred and will continue to incur necessary response costs, 91. including, but not limited to, investigatory, remedial and removal expenses, attorneys' fees, and interest, in remediating the School Site.
- LAUSD seeks a declaration of the rights and obligations of the parties, 92. binding in any subsequent action or actions to recover necessary response costs and other damages incurred and to be incurred by LAUSD in connection with the releases, threatened releases, spills, disposals, discharges of hazardous substances and other contaminants that have and will pollute the School Site in the manner previously referenced. Such declaration will prevent multiple, future actions to determine the rights and obligations of the parties.

TWELFTH CLAIM FOR RELIEF

For Injunctive Relief under State Law (Against All Defendants)

- LAUSD refers to the allegations contained in paragraphs 1 through 88 93. inclusive, and incorporates them by reference as though fully set forth herein.
- LAUSD is informed and believes and based thereon alleges that the 94. Defendants, and each of them, have wrongfully and unlawfully permitted hazardous substances and other contaminants to be released onto the School Site and into the School Site's underlying groundwater.
- LAUSD has demanded that the Defendants, and each of them, stop 95. permitting these hazardous substances and other contaminants to be released onto their respective facilities, the School Site and into the School Site's underlying groundwater. Defendants have refused and still refuse to refrain from this conduct.

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The wrongful conduct of the Defendants, and each of them, unless and 96. until enjoined and restrained by order of this court, will cause great and irreparable injury to LAUSD in that so long as hazardous substances and other contaminants continue to migrate to and remain on the School Site, LAUSD's contractors, employees, agents, and the students, faculty and staff of LAUSD's future elementary school, remain at risk of exposure to the hazardous substances and other contaminants, and the School Site will remain at risk of exceeding acceptable levels for these hazardous substances and other contaminants.

LAUSD has no adequate remedy at law because, unless and until 97. Defendants are enjoined from allowing, and are required to remediate, the hazardous substances and other contaminants contained thereon to be released onto School Site and into the School Site's underlying groundwater, the School Site is at risk of exceeding acceptable regulatory levels for these hazardous substances and other contaminants. This will result in further irreparable harm to LAUSD.

WHEREFORE, LAUSD prays for judgment as follows:

- Against all Defendants for response costs and other damages, under 1. CERCLA, incurred by LAUSD, including reasonable attorneys' fees and interest;
- For a judicial declaration under CERCLA that all Defendants, and each of 2. them, are liable for all future response costs incurred by LAUSD and other costs that may be incurred by LAUSD in connection with the School Site;
- Against all Defendants for response costs and other damages, under 3. HSAA, incurred by LAUSD, including prejudgment interest allowed by law;
- For a judicial declaration that under HSAA that Hankey and Midway are 4. liable for all future response costs and other costs that may be incurred by LAUSD in connection with the School Site;
- Against all Defendants for oversight costs and other damages, under 5. CLRRA, incurred by LAUSD, including reasonable attorneys' fees and interest;

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| | 6. | | Agai | nst all | Defe | ndaı | nts fo | r genera | l, co | onsequ | iential an | d in | ncidental | damaş | ges |
|------|------|------|-------|---------|---------|------|--------|----------|-------|--------|------------|------|-----------|--------|-----|
| in a | n an | nour | nt to | be p | roven | at | trial, | caused | by | their | continui | ng | private | nuisar | ıce |
| cont | inui | ng p | ublic | nuisa | ince ai | nd c | ontin | uing tre | spa | ss; | | | | | |

- Against Hankey and Midway for general, consequential and incidental 7. damages, in an amount to be proven at trial, caused by their negligence;
 - Against all Defendants for equitable indemnification; 8.
- For a judicial declaration that all Defendants caused the contamination at 9. the School Site and are liable for its total cost of remediation;
- For injunctive relief ordering all Defendants to clean up the hazardous 10. substances and other contaminants they have disposed of, released and dumped on and from their respective facilities;
- For injunctive relief prohibiting all Defendants, and all persons acting 11. under, or in concert with or for them, from contaminating the School Site and their respective facilities; and
- Against all Defendants for such other and further relief which the Court may deem just and proper.

DATED: February 17, 2010

DAVID R. HOLMQUIST JAY F. GOLIDA LOS ANGELES UNIFIED SCHOOL DISTRICT

FERNANDO VILLA JEFFREY N. BROWN KAYCEE B. VELARDE PIRCHER, NICHÓLS & MEEKS

Fernando Villa

Attorneys for Plaintiff LOS ANGELES

UNIFIED SCHOOL DISTRICT

By:

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7336102.8

JURY DEMAND

LAUSD demands a jury trial as to all issues, claims and defenses for relief for which a jury is allowed.

DATED: February / 2010

DAVID R. HOLMQUIST JAY F. GOLIDA LOS ANGELES UNIFIED SCHOOL DISTRICT

FERNANDO VILLA
JEFFREY N. BROWN
KAYCEE B. VELARDE
PIRCHER, MICHOLS & MEEKS

By:

Fernando Villa

Attorneys for Plaintiff LOS ANGELES UNIFIED SCHOOL DISTRICT

UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA

NOTICE OF ASSIGNMENT TO UNITED STATES MAGISTRATE JUDGE FOR DISCOVERY

| This case has been assigned to District Judge Philip S | . Gutierrez and the assigned |
|--|------------------------------|
| discovery Magistrate Judge is Paul Abrams. | |

The case number on all documents filed with the Court should read as follows:

CV10- 1181 PSG (PLAx)

| | er 05-07 of the United States District Court for the Central estrate Judge has been designated to hear discovery related | |
|--|---|---|
| All discovery related motions s | should be noticed on the calendar of the Magistrate Judge | |
| | | |
| | | |
| = | NOTICE TO COUNSEL | = |
| A copy of this notice must be served wi filed, a copy of this notice must be serv | th the summons and complaint on all defendants (if a removal action is ed on all plaintiffs). | |
| Subsequent documents must be filed a | t the following location: | |
| [X] Western Division 312 N. Spring St., Rm. G-8 Los Angeles, CA 90012 | Southern Division 411 West Fourth St., Rm. 1-053 Santa Ana, CA 92701-4516 Eastern Division 3470 Twelfth St., Rm. 13- Riverside, CA 92501 | 1 |

Failure to file at the proper location will result in your documents being returned to you.

| | DISTRICT COURT CT OF CALIFORNIA |
|--|---|
| LOS ANGELES UNIFIED SCHOOL DISTRICT | CASE NUMBER |
| PLAINTIFF(S) | E CV10-01181-456(PLAD |
| V, BP AMERICA INC., a Delaware corporation; HANKEY INVESTMENT COMPANY, LP, a California limited partnership; MIDWAY MOTORS, a | SUMMONS |
| California corporation; and DOES 1-10, inclusive, DEFENDANT(S). | |
| TO: DEFENDANT(S): | |
| must serve on the plaintiff an answer to the attached x counterclaim cross-claim or a motion under Ru or motion must be served on the plaintiff's attorney, Fe | le 12 of the Federal Rules of Civil Procedure. The answer ernando Villa/Jeffrey N. Brown/Kaycee B. Velarde, whose address is buite 1700. Los Angeles, CA 90067. If you fail to do so, |
| | Clerk, U.S. District Court |
| Dated: 7 FEB 2010 | By: Malily Deputy Clerk |
| | (Seal of the Court) |
| [Use 60 days if the defendant is the United States or a United States 60 days by Rule 12(a)(3)]. | ates agency, or is an officer or employee of the United States. Allowed |
| CV-01A (12/07) SUN | MMONS CCD-1/ |

FEB-17-2010 13ats 2:10-cv-01181-PSG-PLA Document 1 Filed 02/17/10 Page 24 of 26.002

Case 2:10-cv-01181-PSG-PLA Document 1 Filed 02/17/10 Page 25 of 26

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA

| | IVIL COVE | R SHEET | | | | | |
|---|--|--|--|--|--|--|--|
| I (a) PLAINTIFFS (Check box if you are representing yourself) | | DEFENDANTS | | | | | |
| LOS ANGELES UNIFIED SCHOOL DISTRICT | | BP AMERICA INC., a Delaware corporation; HANKEY INVESTMENT COMPANY, LP, a California limited partnership; MIDWAY MOTORS, a California corporation; and DOES 1-10, inclusive | | | | | |
| (b) Attorneys (Firm Name, Address and Telephone Number. If you are re yourself, provide same.) FERNANDO VILLA (SBN 118386) / JEFFREY N. BROWN (SBN 10 KAYCEE B. VELARDE (SBN 252332) PIRCHER, NICHOLS & MEEKS 1925 Century Park East, Suite 1700 Los Angeles, California 90067 (310) 201-8900 | 05520) | Attorneys (If Known) | | | | | |
| II. BASIS OF JURISDICTION (Place an X in one box only.) 1 U.S. Government Plaintiff X 3 Federal Question (U.S. | (Pl | CITIZENSHIP OF PRINCIPAL PARTIES - For Diversity Cases Only (Place an X in one box for plaintiff and one for defendant.) PTF DEF izen of This State 1 1 1 Incorporated or Principal Place 4 4 | | | | | |
| Government Not a Party) 2 U.S. Government Defendant 4 Diversity (Indicate Citizens of Parties in Item III) | of Business in this State Citizen of Another State 2 2 Incorporated and Principal Place 5 5 | | | | | | |
| IV. ORIGIN (Place an X in one box only.) X 1 Original Proceeding 2 Removed from 3 Remanded from 4 Appellate Court V. REQUESTED IN COMPLAINT: JURY DEMAND: X Ye | Reinstated or Reopened | Transferred from another district 5 Transferred from another district 5 District District Judge from Magistrate Judge (Check 'Yes' only if demanded in complaint.) | | | | | |
| Comprehensive Environmental Response, Compensati common law claims. Plaintiff seeks response costs, incoschool site. VII. NATURE OF SUIT (Place an X in one box only.) OTHER STATUTES. CONTRACT | u are filing an on and Lia demnity, da TORTS | MONEY DEMANDED IN COMPLAINT: \$ in excess of \$3.0 million and write a brief statement of cause. Do not cite jurisdictional statutes unless diversity.) ability Act, 42 U.S.C. Sec. 9613(b) and state statutory and lamages and injunctive relief with respect to contaminated TORIS PRISONER LABOR | | | | | |
| 110 Insurance 120 Marine 31 31 32 33 34 34 35 34 34 34 34 | SONAL INJU O Airplane 5 Airplane Pro Liability O Assault, Libe Slander O Fed. Employ Liability O Marine Is Marine Product Liability Motor Vehic Product Liability Product Liability Personal Inj Med Malpra Fersonal Inj Product Liability Asbestos Personal Inj Product Liability MIGRATION O Naturalizati Application | PROPERTY Standards Act Vacate Sentence Habeas Corpus 370 Other Personal 371 Truth in Lending 380 Other Personal Property Damage yers' 385 Property Damage Product Liability duct BANKRUPTCY 422 Appeal 28 USC 158 423 Withdrawal 28 USC 157 Cicle Ide USC 157 CIVIL RIGHTS A41 Voting Jiury- actice Jiury- actice Jiury- ability A44 Welfare ersonal Huct BANKRUPTCS 630 Liquor Laws Disabilities - Employment A46 American with Disabilities - Employment A46 American with Disabilities - CIVIL RIGHTS A46 American with Disabilities - Employment A46 American with Disabilities - CONDARY A46 American with Disabilities - Employment A46 American with Disabilities - CONDARY A46 American with Disabilities - Employment A46 American with Disabilities - CONDARY A47 Standards Act 720 Labor/Mgmt. Relations 730 Labor/Mgmt. Relations 740 Railway Labor Ac 740 Railway Labor Ac Ac Ac Ac Ac Ac Ac Ac Ac Ac | | | | | |

FOR OFFICE USE ONLY: Case Number:

FAIO-OTIGI

Case 2:10-cv-01181-PSG-PLA Document 1 Filed 02/17/10 Page 26 of 26

UNITED STATES DISTRICT COURT, CENTRAL DISTRICT OF CALIFORNIA CIVIL COVER SHEET

| If yes, list case number(s): | | | urt and dismissed, remanded or closed? X No Yes | | | |
|---|----------------------|--|--|--|--|--|
| VIII(b). RELATED CASES: If yes, list case number(s): | lave any cases been | previously filed in this cour | rt that are related to the present case? X No Yes | | | |
| f yes, list case number(s): Civil cases are deemed related if a previously filed case and the present case: Check all boxes that apply) A. Arise from the same or closely related transactions, happenings, or events; or B. Call for determination of the same or substantially related or similar questions of law and fact; or C. For other reasons would entail substantial duplication of labor if heard by different judges; or D. Involve the same patent, trademark or copyright, and one of the factors identified above in a, b or c also is present. | | | | | | |
| | ct; California Count | y outside of this District; St | neet if necessary.) ate if other than California; or Foreign Country, in which EACH named plaintiff resides. tiff. If this box is checked, go to item (b). | | | |
| County in this District:* Los Angeles | | | California County outside of this District; State, if other than California; or Foreign Country | | | |
| | | | tate if other than California; or Foreign Country, in which EACH named defendant resides. If this box is checked, go to item (c). | | | |
| County in this District:* Los Angeles | | | California County outside of this District; State, if other than California; or Foreign Country | | | |
| | | ty outside of this District; S location of the tract of lan | tate if other than California; or Foreign Country, in which EACH claim arose. | | | |
| County in this District:* Los Angeles | | | California County outside of this District; State, if other than California; or Foreign Country | | | |
| * Los Angeles, Orange, San Be Note: In land condemnation case | | | a, or San Luis Obispo Counties | | | |
| X. SIGNATURE OF ATTORNI | • | (A) | Date February / 7, 2010 | | | |
| or other papers as required by | law. This form, app | Civil Cover Sheet and the proved by the Judicial Confe | information contained herein neither replace nor supplement the filing and service of pleadings rence of the United States in September 1974, is required pursuant to Local Rule 3-1 is not filed nitiating the civil docket sheet. (For more detailed instructions, see separate instructions sheet.) | | | |
| Key to Statistical codes relating | to Social Security C | ases: | | | | |
| Nature of Suit Code | Abbreviation | Substantive Statement of | Cause of Action | | | |
| 861 | НІА | All claims for health insurance benefits (Medicare) under Title 18, Part A, of the Social Security Act, as amended. Also, include claims by hospitals, skilled nursing facilities, etc., for certification as providers of services under the program. (42 U.S.C. 1935FF(b)) | | | | |
| 862 | BL | All claims for "Black Lung" benefits under Title 4, Part B, of the Federal Coal Mine Health and Safety Act of 1969. (30 U.S.C. 923) | | | | |
| 863 | DIWC | All claims filed by insured workers for disability insurance benefits under Title 2 of the Social Security Act, as amended; plus all claims filed for child's insurance benefits based on disability. (42 U.S.C. 405(g)) | | | | |
| 863 | DIWW | All claims filed for widows or widowers insurance benefits based on disability under Title 2 of the Social Security Act, as amended. (42 U.S.C. 405(g)) | | | | |
| 864 | SSID | All claims for supplemental security income payments based upon disability filed under Title 16 of the Social Security Act, as amended. | | | | |
| 865 | RSI | All claims for retirement (old age) and survivors benefits under Title 2 of the Social Security Act, as amended. (42 U.S.C. (g)) | | | | |

CV-71 (05/08)